

**Town of La Pointe Zoning
Town Plan Commission Work Shop Minutes
Thursday, October 29, 2009**

Town Plan Commission (TPC) Members Present: Ted Pallas; Chair, Charlie Brummer; Vice-Chair, Larry Whalen (arrives at 1:05 pm), Ron Madich, Suellen Soucek, C. Baxter, G. Thury (7)

Town Plan Commission Members Absent: none

Public Present: None.

Town Staff Members Present: Jennifer Croonborg; ZA, Margaretta Kusch; ZCA (2)

I. Call to Order/Roll Call

TPC Chair Pallas calls the meeting to order at 1:00 pm at the Town Hall. Roll call reflected members present or absent as recorded above.

II. Public Comment

None.

III. Zoning Ordinance Revision Project

a. Review and Discussion RE: Zoning Ordinance Section 4: “General Provisions”

1. Section 4.2: “Standard District Requirements.”

Not discussed.

2. Section 4.3: “Supplementary Regulations” including “Non-Conforming Grandfathered lots” and “Camping on Private lands.”

• Non-Conforming Grandfathered lots

No action taken on Non-conforming lots until Mike Fauerbach completes research on special exemptions. Chair Pallas states that he spoke to him on 10/28/09, and was told by Mr. Fauerbach that the research is close to being finished and that he’d definitely have it ready by the next workshop. (L. Whalen arrives at 1:05 pm). General discussion about special exemptions. General discussion about the help in obtaining building permits such exemptions may offer to property owners with non-conforming lots.

• Camping on Private Lands

C. Brummer presents a draft of ideas for discussion he has put together (attached to these minutes), combining elements of the Zoning Ordinance of Door Co., WI and the current La Pointe Zoning Ordinance. Consensus to remove old 4.3.4 from Zoning Ordinance and revise Mr. Brummer’s document to replace it. Here follows the revised proposed Section 4.3.4:

1. Temporary Camping

a. Camping on a lot by one camping party including the landowner or by one temporary party with the landowner’s written permission shall be allowed without issuance of a regular zoning permit, subject to the following:

1. Such temporary camping shall be allowed in all zoning districts, except Wetland Protection (W-P) and Light Industrial (L-Zoning).

2. Temporary Camping units shall not be erected and used within the front, rear or side yard setbacks established for the zoning district in which the property is located.

3. Temporary Camping shall not exceed 15 consecutive days nor more than 30 days in any calendar year.

4. Not more than one camping unit shall be permitted on a lot.

5. Sanitary waste disposal shall be provided by either

- Connection to an Ashland County approved on-site waste disposal system*

- Self-contained holding tank with disposal at an approved sanitary dump station
 - A portable toilet with disposal at an approved sanitary dump station
6. Except as provided in subd. 7, the Temporary Camping unit shall be removed from the property after each temporary camping stay.
7. Outdoor storage. If a principal building is located on the lot, one temporary camping unit may be stored outdoors. The stored temporary camping unit shall meet all required setbacks and yards. The stored temporary camping unit shall be in an in-transit position with no utility connections, windows and doors closed, and not used for sleeping purposes.
- b. Camping on a lot during construction of a single family dwelling shall be allowed, subject to the following:
- A Land Use permit for a single family dwelling has been secured and a slab, crawlspace, or foundation for the single family dwelling has been installed or is in the process of being installed.
 - Sanitary waste disposal shall be provided by either
 - a. Connection to an Ashland County approved on-site waste disposal system.
 - b. Self-contained holding tank with disposal at an approved sanitary dump station.
 - c. A portable toilet with disposal at an approved sanitary dump station.
 - The camping activity shall cease upon the completion of the single family dwelling on the property.

2. Long Term Camping Unit

A long term camping unit shall be allowed subject to the following:

- A camping unit in use for more than 15 consecutive days and/or more than 30 days in any calendar year shall require town land use permits and Ashland County Building Permits (where applicable) and an Ashland County sanitation permit for such activity. Wheels and tires shall remain in the in-transit position.
- No more than one long term camping unit shall be allowed on any individual lot
- No porches, lean-to, or additions shall be constructed onto or immediately adjacent to a camping unit. Canvas screens or awnings shall be allowed.
- A wooden deck may be provided adjacent to a camping unit subject to the following:
 - a. The deck shall not exceed 256 square feet in area.
 - b. The deck may be enclosed by open railings, but shall not have built-in benches or tables.
 - c. The deck shall not have a permanent foundation in the ground.
 - d. Appropriate permits have been obtained (Ashland County where applicable and Land Use for the Town of La Pointe.
- A camping unit and deck may only be skirted with lattice; however, solid skirting may be installed immediately adjacent to the tires.

Agreement to discuss campgrounds when Section 6.7: Travel Trailer Parks is discussed at a future workshop.

b. Review and Discussion RE: Zoning Ordinance Section 5: “Signs.”

J. Croonborg, ZA would like to address the omission of procedural guidelines for stores and condominiums and add them to the Zoning Ordinance. Add “*Signs on Condo-type businesses: the 40 sq. ft. per façade requirement will be applied to the condo, not each business. Example: If there are 4 businesses in one condo each business would be allowed 10 sq ft of signage*” to the end of 5.2.1a and 5.2.1.c.

No further issues to be addressed in Section 5.0 at this time.

Discussion as to whether sections 4.4 and 4.5 are to be discussed at this time. Agreement that they fall under 4.0: General Provisions and can thus be reviewed at this time.

Section 4.4: Shoreland Regulations

J. Croonborg, ZA proposes language added to reflect the Ashland County Shoreline Ordinance in sections 4.4.2 Removal of Shoreline Cover and 4.4.3 Commercial Forestry thusly: 4.4.2 shall read “...extending 35 feet inland for lots in existence as of the Ashland County Shoreline ordinance and 50 feet for lots created thereafter from all points along the ordinary high watermark...” and 4.4.3 shall read “Commercial forestry, from the inland edge of the thirty-five (35) foot strip for lots in existence as of the Ashland County Shoreline Ordinance and 50 feet for lots created thereafter to the outer limits of the shoreland...”

Add *“and/or Ashland County Assistant Zoning Administrator”* to follow “Ashland County Zoning Administrator in Section 4.4.1.c and 4.4.4.

Section 4.5: Floodplain Regulations

Add *“and/or Ashland County Assistant Zoning Administrator”* to follow “Ashland County Zoning Administrator at the end of Section 4.5

c. Review and Discussion RE: Zoning Ordinance “Zoning Schedules Dimensional Requirements.”
Not discussed.

d.

Discussion of wetlands: setbacks, bridges, access. No changes made.

e. Review and Discussion RE: Zoning Ordinance Section 2: “Definitions.”

- Change definition (5) CAMPING GROUND “Any parcel of land which is designed, maintained, intended, or used for the purpose of providing sites for nonpermanent overnight use by 4 or more camping units, or which is advertised or represented as a camping area” to read *“Any parcel of land owned by a person, the state or a local government unit which is designated, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by 4 or more camping units, or by one to three camping units if the parcel or tract of land is represented as a campground.”*
- Change definition (6) CAMPING PARTY “The maximum occupancy of the camping unit up to 20 persons per property” to *“The maximum occupancy of the camping unit up to ten persons ten years and older per unit.”*
- Add new definition: *“CAMP SITE: a segment of a campground which is designated by a camping party.”*

IV. Future Agenda Items

- **Zoning Ordinance “Zoning Schedules Dimensional Requirements.”**
- **Zoning Ordinance Section 2: “Definitions.”**
- **Zoning Ordinance Section 4.3: “Supplementary Regulations.”**
- **Zoning Ordinance Section 4.4: “Camping on Private Lands.”**
- **Zoning Ordinance Section 6.0: “Regulation of Special Uses.”**

V. Schedule Next Meeting

To be scheduled at next TPC regular monthly meeting, November 4, 2009.

VI. Adjournment

G. Thury moves to adjourn. S. Soucek seconds. All in favor, 7 aye. Motion Carries. Meeting ends at 2:50 pm.

Draft Town Plan Commission Minutes respectfully submitted by Zoning Clerical Assistant, Margaretta Kusch on Friday, October 30, 2009.

Town Plan Commission Workshop Minutes are approved as amended by Margaretta Kusch; ZCA on Wednesday, November 11, 2009.